

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 63 Forest Park Road, Upwey VIC 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$651,000

House ☒

Unit ☐

Suburb UPWEY

Period - From 25 / 10 / 2016 to 25 / 10 / 2017

Source Corelogic RP DATA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 12 Wright Avenue, Upwey VIC 3158	\$752,000	14 / 10 / 2017
2. 15 Johns Street, Upper Ferntree Gully VIC 3156	\$790,000	21 / 09 / 2017
3. 13 Alexander Avenue, Upwey VIC 3158	\$815,000	02 / 08 / 2017